

**SEMINOLE COUNTY GOVERNMENT  
BOARD OF ADJUSTMENT  
AGENDA MEMORANDUM**

**SUBJECT:** 851 Shriver Circle – Dave Klovstav & Marsha Taylor-Klovstav, applicant; Request for a rear yard setback variance from 10 feet to 5 feet for a proposed spa addition to existing pool in PUD (Planned Unit Development).

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Kathy Fall **CONTACT:** Denny Gibbs **EXT.** 7387

**Agenda Date** 9/24/07 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

**MOTION/RECOMMENDATION:**

1. **DENY** the request for a rear yard setback variance from 10 feet to 5 feet for a proposed spa addition to existing pool in PUD (Planned Unit Development); or
2. **APPROVE** the request for a rear yard setback variance from 10 feet to 5 feet for a proposed spa addition to existing pool in PUD (Planned Unit Development); or
3. **CONTINUE** the request to a time and date certain.

<b>GENERAL INFORMATION</b>	<p>Applicant: Dave Klovstav &amp; Marsha Taylor-Klovstav</p> <p>Location: 851 Shriver Circle</p> <p>Zoning: PUD (Planned Unit Development)</p> <p>Subdivision: Silver Lakes East At The Crossings Unit 3</p>
<b>BACKGROUND / REQUEST</b>	<ul style="list-style-type: none"> <li>• The applicant proposes to add an acrylic spa to an existing pool that will encroach 5 feet into the required 10-foot rear yard setback.</li> <li>• Approval has been granted from the subdivision Architectural Review Board.</li> <li>• The building permit 07-7837 is under review.</li> <li>• There are currently no code enforcement or building violations for this property.</li> <li>• There is no record of prior variances for this property.</li> </ul>

<b>STAFF FINDINGS</b>	<p>The applicant has not satisfied the criteria for the grant of a variance. Staff has determined that:</p> <ul style="list-style-type: none"><li>• No special conditions or circumstances exist, which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures or building in the same zoning district.</li><li>• Special conditions and circumstances result from the actions of the applicant.</li><li>• The granting of the variance requested would confer on the applicant special privileges that are denied by Chapter 30 to other lands, buildings, or structures in the same zoning district.</li><li>• The literal interpretation of the provisions of Chapter 30 would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning classification.</li><li>• The variance requested is not the minimum variance that will make possible reasonable use of the land, building or structure.</li><li>• The applicant would still retain reasonable use of the land, building or structure without the granting of the variance.</li><li>• The grant of the variance would not be in harmony with the general intent of Chapter 30.</li></ul>
<b>STAFF RECOMMENDATION</b>	<p>Based on the stated findings, staff recommends denial of the request, unless the applicants can demonstrate a hardship. If the Board should decide to grant a variance, staff recommends the following conditions of approval:</p> <ul style="list-style-type: none"><li>• Any variance granted shall apply only to the spa addition to existing pool as depicted on the attached site plan; and</li><li>• Any additional condition(s) deemed appropriate by the Board, based on information presented at the public hearing.</li></ul>

**INDEX OF ATTACHMENTS**

*Items that are checked are included in the packet*

- ☒ Staff Report
- ☒ Application
- ☐ Applicant statement of request
- ☒ Proposed Site Plan
- ☒ Location map
- ☒ Property Appraiser data sheet
- ☐ PUD Commitment Card, *if applicable*

**Support information:**

- ☒ Proposed elevation drawings, renderings, floor plans, etc
- ☐ Aerials, *if warranted*
- ☐ Plat, *if warranted*
- ☐ Code Enforcement information
- ☐ Building Permit information
- ☒ Correspondence
- ☐ Authorization letter
- ☐ Supporting documentation
- ☒ Letters of support
- ☒ HOA approval letter
- ☐ Pictures provided by applicant
- ☐ Other miscellaneous documents
  
- ☒ Proposed Development Order

Fee: \$150.00 plus \$50.00 for each additional variance

Application # BU 2007-101  
Meeting Date 9-24-07



**VARIANCE APPLICATION**  
**SEMINOLE COUNTY PLANNING DIVISION**  
1101 East First Street Sanford FL 32771 (407) 665-7444

**COPY**

BP 07-7837

RECEIVED JUL 26 2007

PROPERTY OWNER / APPLICANT (If you are not the owner please provide a letter of authorization from the owner)

Name: MARSHA TAYLOR-KLOVSTAD

Address: 851 SHIVER CIR

City: LA MAR

Zip code: 32746

Project Address: SAME

City: \_\_\_\_\_

Zip code: \_\_\_\_\_

Contact number(s): (407) 947-8597

Email address: \_\_\_\_\_

Is the property available for inspection without an appointment? ☒ Yes ☐ No

What type of structure is this request for?	
<input type="checkbox"/> Shed	Please describe:
<input type="checkbox"/> Fence	Please describe:
<input type="checkbox"/> Pool	Please describe:
<input type="checkbox"/> Pool screen enclosure	Please describe:
<input type="checkbox"/> Addition	Please describe:
<input type="checkbox"/> New Single Family Home	Please describe:
<input checked="" type="checkbox"/> Other	Please describe: <u>ACRYLIC SPA NEEDED TO EXISTING POOL</u>
<input type="checkbox"/> This request is for a structure that has already been built.	

What type of variance is this request?				
<input type="checkbox"/> Minimum lot size	Required lot size:		Actual lot size:	
<input type="checkbox"/> Width at the building line	Required lot width:		Actual lot width:	
<input type="checkbox"/> Front yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Rear yard setback	Required setback:	<u>10'</u>	Proposed setback:	<u>5'</u>
<input type="checkbox"/> Side yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Side street setback	Required setback:		Proposed setback:	
<input type="checkbox"/> Fence height	Required height:		Proposed height:	
<input type="checkbox"/> Building height	Required height:		Proposed height:	
Use below for additional yard setback variance requests:				
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input type="checkbox"/> _____ yard setback	Required setback:		Proposed setback:	
<input checked="" type="checkbox"/> Total number of variances requested <u>1</u>				

APPLICATION WILL BE ACCEPTED AND/OR SCHEDULED unless all of the information in the Variance application and submittal checklist are provided to the planning division.

Signed: Marsha Taylor-Klovstad

**FOR OFFICE USE ONLY**

Date Submitted: <u>7-27-07</u>	Reviewed By: <u>P. Johnson</u>
Tax parcel number: <u>19-20-30-500-0000-1580</u>	Zoning/FLU <u>PD/ PD</u>
<input type="checkbox"/> Legally created parcel (1971 tax roll, 5-acre dev, lot split)	
<input type="checkbox"/> Platted Lot (check easements as shown on lots, in notes or in dedication)	
<input type="checkbox"/> Lot size _____	<input type="checkbox"/> Meets minimum size and width
<input type="checkbox"/> Application and checklist complete	
Notes: _____	
_____	

**VARIANCE SUBMITTAL CHECKLIST**

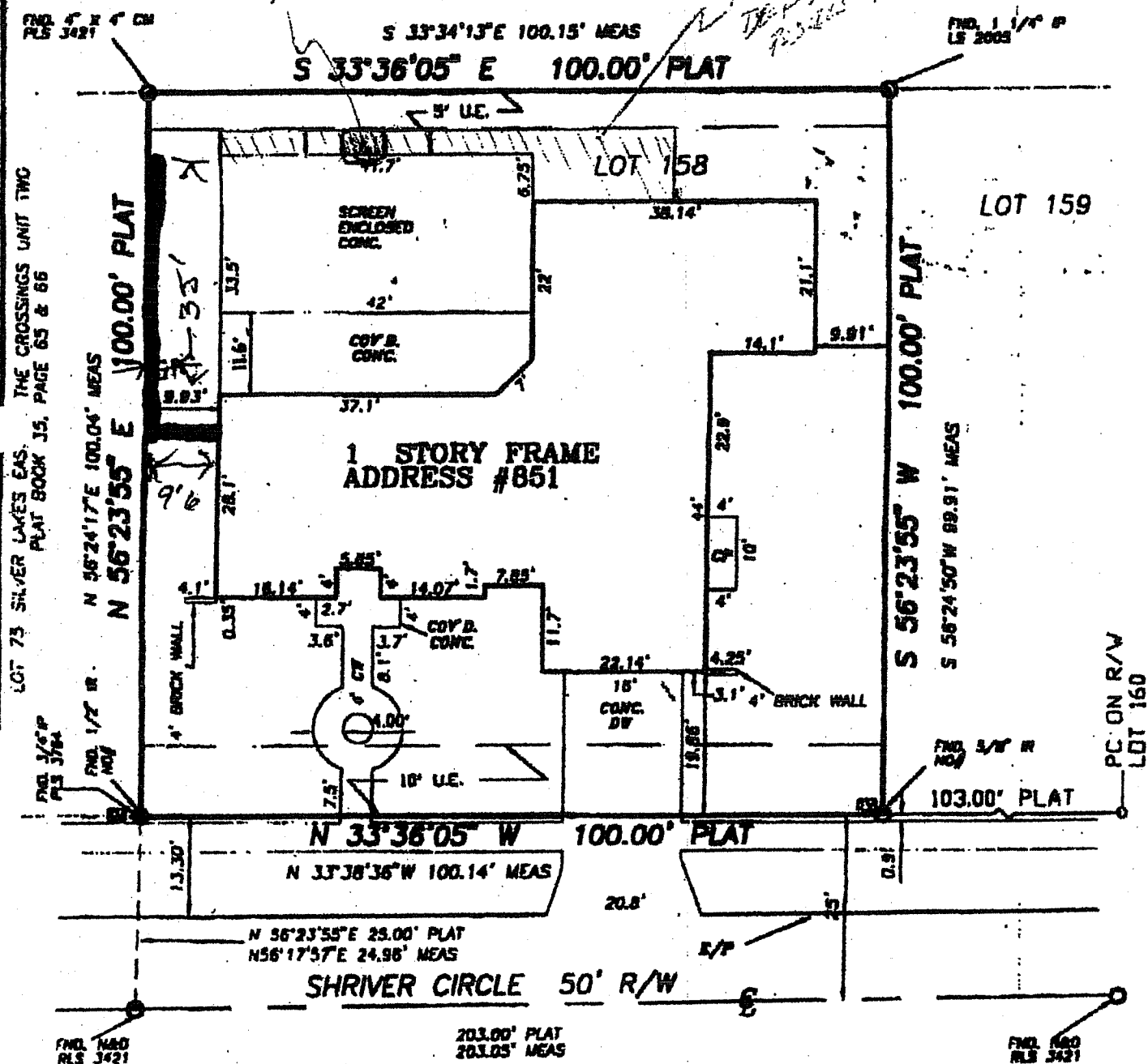
Please return this checklist with your application!

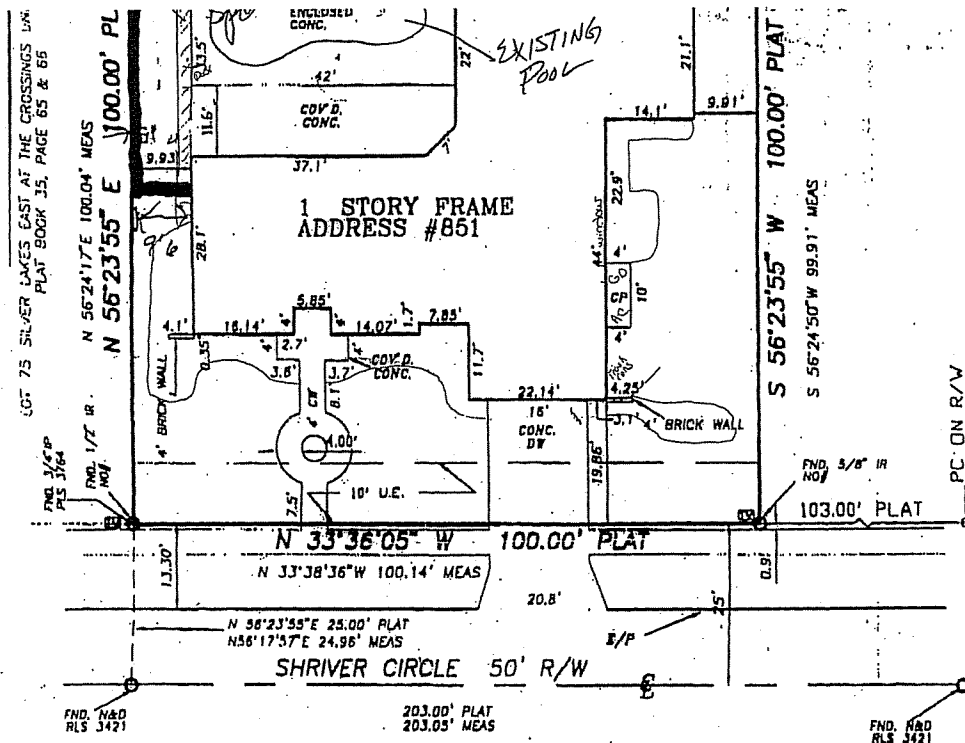
<i>After the application is reviewed by staff for completeness, any items required that were not provided at the time of the application will be check marked below. These must be provided prior to scheduling of the Board of Adjustment hearing.</i>	
	1. Completed application.
	2. Owner's authorization letter (if needed). <i>This form can be obtained at <a href="http://www.seminolecountyfl.gov/pd/planning/forms.asp">http://www.seminolecountyfl.gov/pd/planning/forms.asp</a></i>
	3. Provide a legible 8 ½ x 11 inch site plan with the following information <b>NOTE: Please use your property survey for your site plan, if available.</b> <b>See the attached site plan as an example of the information needed; please draw to scale and note the scale used on the plan.</b>
	<input type="checkbox"/> Please start with a clean survey (ex: white out old approval stamps)
	<input type="checkbox"/> Size and dimension of the parcel
	<input type="checkbox"/> Location and name of all abutting streets
	<input type="checkbox"/> Location of driveways
	<input type="checkbox"/> Location, size and type of any septic systems, drainfield and wells
	<input type="checkbox"/> Location of all easements
	<input type="checkbox"/> Existing or proposed house <u>or</u> addition <i>(Label existing, label proposed, and include square footage and dimensions of each )</i>
	<input type="checkbox"/> Existing and/or proposed buildings, structures and improvements <i>(Label existing, label proposed, and include square footage and dimension of each)</i>
	<input type="checkbox"/> Building height
	<input type="checkbox"/> Setbacks from each building to the property lines
	<input type="checkbox"/> Location of proposed fence(s)
	<input type="checkbox"/> Identification of available utilities <i>(ex: water, sewer, well or septic)</i>
	4. Attach additional information and supporting documents such as letters of support from adjacent property owners or Home Owners Association DRB approvals, as desired.



- 1. ADD ACRYLIC SPA TO EXISTING FOUNTAIN**
- 2. ADD 5' ADDITIONAL CONCRETE AT REAR AND 12' ON SIDE**
- 3. UPGRADE EQUIPMENT FOR POOL & SPA**
- 4. REPLACE EXISTING SCREEN W/ FOOTERS TO CODE**
- 5. SEE OPTION ON BREAKDOWN FOR ADDITIONAL FEATURES**

TRACT "A"  
SILVER LAKES EAST AT THE  
CROSSINGS UNIT TWO  
PLAT BOOK 35, PAGE 65 & 66





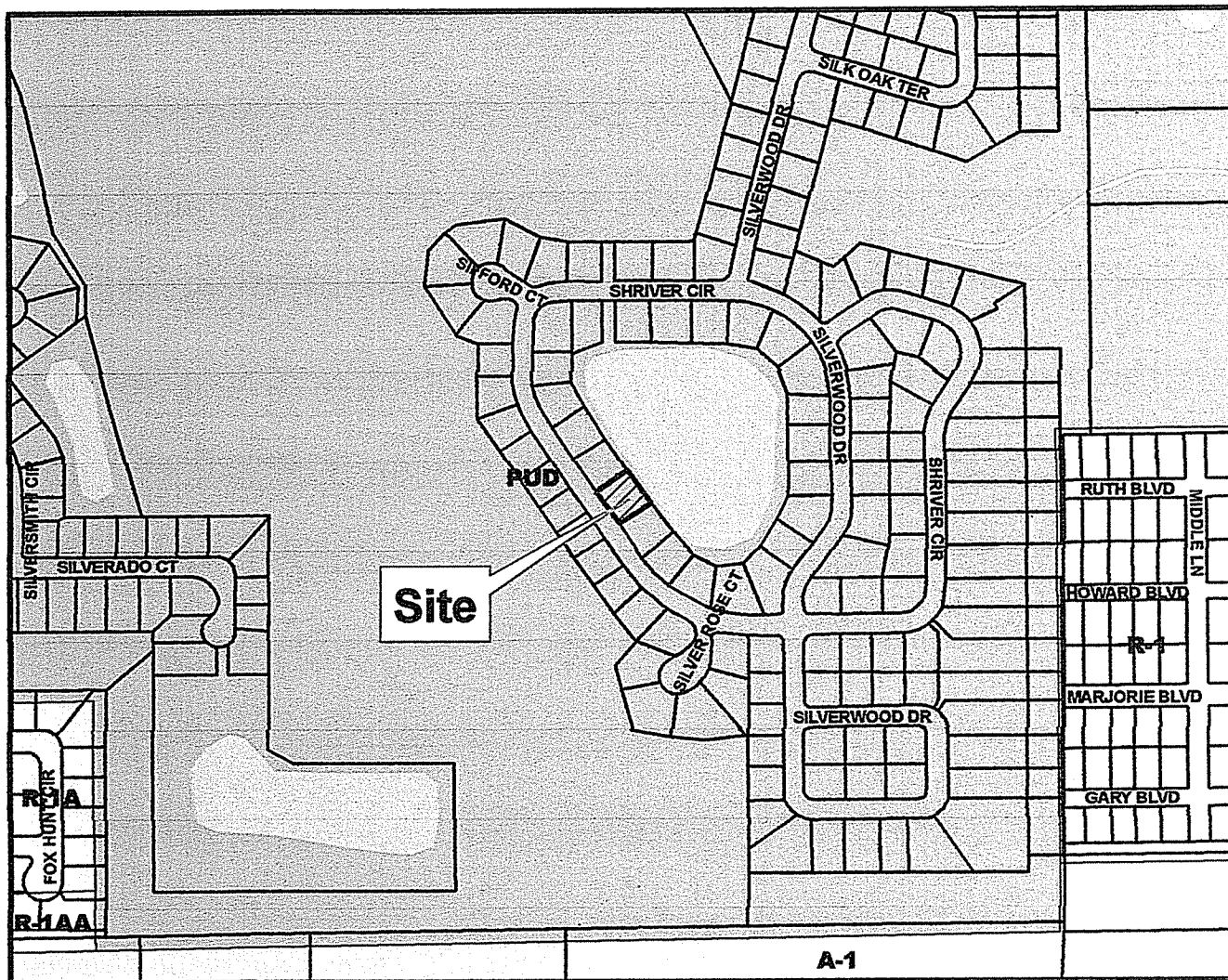
### INSTRUCTIONS:

- 1) ADD 2' Deck + Screen on North Side of Existing Pool.  
W/ 8" x 8" Footer #5 Rebar
- 2) add 5' Deck + Screen on East / up to Easement W.  
8" x 8" Footer w/ #5 Rebar
- 3) adding a acrylic spa to Existing Pool / no Deight  
(6')
- 4) Door alarm for Safety Statues (7/2)  
Window
- 5) up side Equipment.

Question call Don 21-303-4



Marsha Taylor-Klovstad  
 851 Shriver Circle  
 Lake Mary, Florida 32746

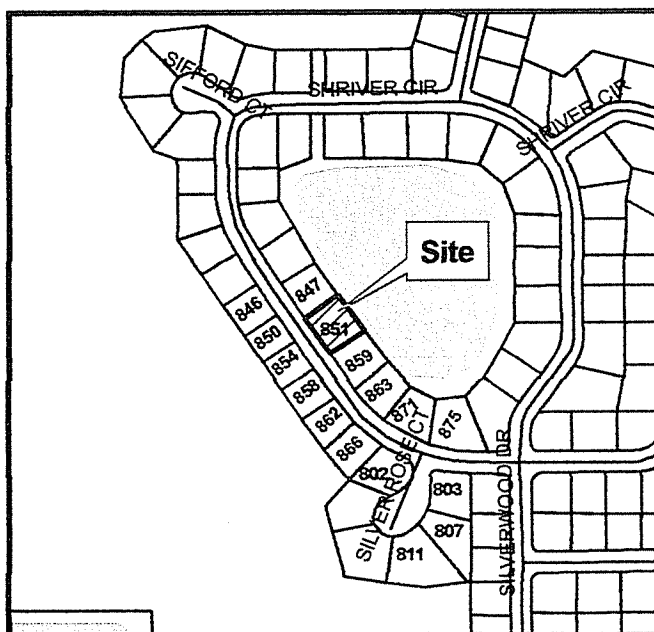


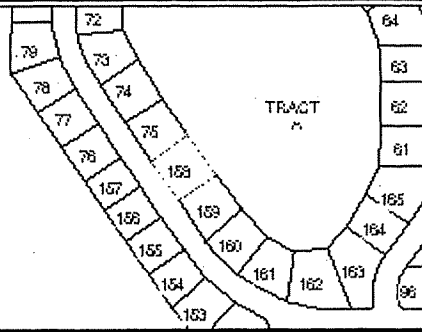
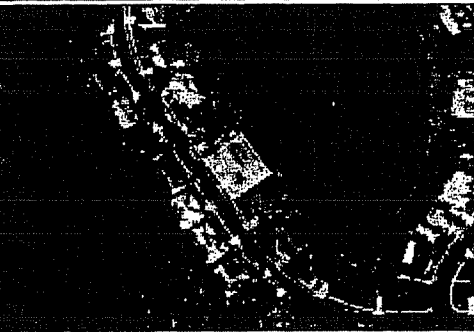
Seminole County Board of Adjustment  
 September 24, 2007  
 Case: BV2007-101 (Map 3103, Grid C5)  
 Parcel No: 19-20-30-506-0000-1580

**Zoning**

BV2007-101	R-1A
A-1	R-1
R-1AA	PUD

N



<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-655-7508																																																											
<b>GENERAL</b> Parcel Id: 19-20-30-506-0000-1580 Owner: KLOVSTAD DAVID G & Own/Addr: TAYLOR-KLOVSTAD MARSHA L Mailing Address: 851 SHRIVER CIR City, State, Zip Code: LAKE MARY FL 32746 Property Address: 851 SHRIVER CIR LAKE MARY 32746 Subdivision Name: CROSSINGS UNIT 3 SILVER LAKES EAST AT THE Tax District: 01-COUNTY-TX DIST 1 Exemptions: 00-HOMESTEAD (2000) Dor: 01-SINGLE FAMILY				<b>2007 WORKING VALUE SUMMARY</b> Value Method: Market Number of Buildings: 1 Depreciated Bldg Value: \$265,528 Depreciated EXFT Value: \$8,262 Land Value (Market): \$58,000 Land Value Ag: \$0 Just/Market Value: \$331,790 Assessed Value (SOH): \$196,394 Exempt Value: \$25,000 Taxable Value: \$171,394 Tax Estimator Tax Reform Analysis																																																							
<b>SALES</b> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>08/1999</td> <td>03712</td> <td>1793</td> <td>\$162,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>CERTIFICATE OF TITLE</td> <td>07/1999</td> <td>03697</td> <td>0641</td> <td>\$155,600</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>12/1994</td> <td>02861</td> <td>0524</td> <td>\$185,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>09/1987</td> <td>01883</td> <td>1873</td> <td>\$174,400</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>05/1987</td> <td>01849</td> <td>0458</td> <td>\$32,900</td> <td>Vacant</td> <td>Yes</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1987</td> <td>01812</td> <td>0430</td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Comparable Sales within this Subdivision				Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	08/1999	03712	1793	\$162,000	Improved	Yes	CERTIFICATE OF TITLE	07/1999	03697	0641	\$155,600	Improved	No	WARRANTY DEED	12/1994	02861	0524	\$185,000	Improved	Yes	WARRANTY DEED	09/1987	01883	1873	\$174,400	Improved	Yes	WARRANTY DEED	05/1987	01849	0458	\$32,900	Vacant	Yes	WARRANTY DEED	01/1987	01812	0430	\$100	Vacant	No	<b>2006 VALUE SUMMARY</b> Tax Amount (without SOH): \$4,284 2006 Tax Bill Amount: \$2,685 Save Our Homes (SOH) Savings: \$1,599 2006 Taxable Value: \$166,604 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS						
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																					
WARRANTY DEED	08/1999	03712	1793	\$162,000	Improved	Yes																																																					
CERTIFICATE OF TITLE	07/1999	03697	0641	\$155,600	Improved	No																																																					
WARRANTY DEED	12/1994	02861	0524	\$185,000	Improved	Yes																																																					
WARRANTY DEED	09/1987	01883	1873	\$174,400	Improved	Yes																																																					
WARRANTY DEED	05/1987	01849	0458	\$32,900	Vacant	Yes																																																					
WARRANTY DEED	01/1987	01812	0430	\$100	Vacant	No																																																					
<b>LAND</b> <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>LOT</td> <td>0</td> <td>0</td> <td>1.000</td> <td>58,000.00</td> <td>\$58,000</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	LOT	0	0	1.000	58,000.00	\$58,000	<b>LEGAL DESCRIPTION</b> PLATS: <input type="text" value="Pick..."/> LEG LOT 158 SILVER LAKES E AT THE CROSSINGS U 3 PB 35 PGS 67 & 68																																											
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																						
LOT	0	0	1.000	58,000.00	\$58,000																																																						
<b>BUILDING INFORMATION</b> <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Type</th> <th>Year Blt</th> <th>Fixtures</th> <th>Base SF</th> <th>Gross SF</th> <th>Living SF</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SINGLE FAMILY</td> <td>1987</td> <td>7</td> <td>2,494</td> <td>3,546</td> <td>2,494</td> <td>WD/STUCCO FINISH</td> <td>\$265,528</td> <td>\$287,057</td> </tr> <tr> <td colspan="3">Appendage / Sqft</td> <td colspan="7">OPEN PORCH FINISHED / 496</td> </tr> <tr> <td colspan="3">Appendage / Sqft</td> <td colspan="7">OPEN PORCH FINISHED / 72</td> </tr> <tr> <td colspan="3">Appendage / Sqft</td> <td colspan="7">GARAGE FINISHED / 484</td> </tr> </tbody> </table> NOTE: Appendage Codes included in Living Area: Base, Upper Story Base, Upper Story Finished, Apartment, Enclosed Porch Finished, Base Semi Finished <b>Permits</b>										Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New	1	SINGLE FAMILY	1987	7	2,494	3,546	2,494	WD/STUCCO FINISH	\$265,528	\$287,057	Appendage / Sqft			OPEN PORCH FINISHED / 496							Appendage / Sqft			OPEN PORCH FINISHED / 72							Appendage / Sqft			GARAGE FINISHED / 484						
Bld Num	Bld Type	Year Blt	Fixtures	Base SF	Gross SF	Living SF	Ext Wall	Bld Value	Est. Cost New																																																		
1	SINGLE FAMILY	1987	7	2,494	3,546	2,494	WD/STUCCO FINISH	\$265,528	\$287,057																																																		
Appendage / Sqft			OPEN PORCH FINISHED / 496																																																								
Appendage / Sqft			OPEN PORCH FINISHED / 72																																																								
Appendage / Sqft			GARAGE FINISHED / 484																																																								
<b>EXTRA FEATURE</b> <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>FIREPLACE</td> <td>1987</td> <td>1</td> <td>\$1,250</td> <td>\$2,500</td> </tr> <tr> <td>POOL GUNITE</td> <td>1987</td> <td>390</td> <td>\$3,900</td> <td>\$7,800</td> </tr> </tbody> </table>										Description	Year Blt	Units	EXFT Value	Est. Cost New	FIREPLACE	1987	1	\$1,250	\$2,500	POOL GUNITE	1987	390	\$3,900	\$7,800																																			
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																							
FIREPLACE	1987	1	\$1,250	\$2,500																																																							
POOL GUNITE	1987	390	\$3,900	\$7,800																																																							

COOL DECK PATIO	1987	618	\$1,082	\$2,163
SCREEN ENCLOSURE	1987	1,712	\$1,370	\$3,424
SOLAR HEATER	2003	1	\$660	\$1,100

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.

\*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.

7/26/2007

Planning and Zoning adjustment board;

I wanted to advise you that we fully expect our plans for a variance to be protested by our neighbors at 847 Shriver Circle. We sued them in 2004 for violating our subdivisions setbacks when they built an addition next to our home. We won our case in circuit court under Judge Simmons but were reversed on appeal. Frankly we don't expect them to support any renovations or plans we may have. I just wanted to make you aware of our situation in advance.

Sincerely,

Marsha & Dave Klovstad

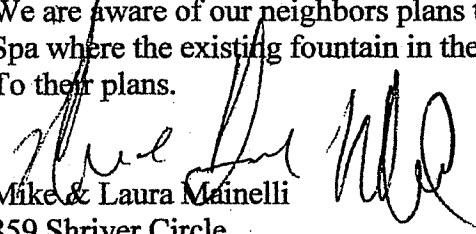
851 Shriver circle

Lake Mary

7/26/2007

To Whom it May Concern,

We are aware of our neighbors plans to extend their patio and add a pre formed Spa where the existing fountain in their pool was. We do not have any objections To their plans.

  
Mike & Laura Mainelli  
859 Shriver Circle  
Lake Mary, Fl

# ARCHITECTURAL REVIEW APPLICATION

PLEASE COMPLETE AND RETURN THIS FORM FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK **RECEIVED**

MAIL TO: SILVER LAKE HOMEOWNERS ASSOCIATION INC.  
C/O COMMUNITY MANAGEMENT PROFESSIONALS  
5401 SOUTH KIRKMAN ROAD • SUITE 475 • ORLANDO, FLORIDA 32819  
PHONE: 407-903-9989 FAX: 407-903-9234

JUN 11 2007

BY:

PROPERTY OWNER: Dave Kloustad DATE: 6/8/07

PROPERTY ADDRESS: 851 Shriver Ln

MAILING ADDRESS (IF DIFFERENT) \_\_\_\_\_

PHONE: 407-947-8597 FAX: 407-322-1259 EMAIL: DGR1ko@aol.com

- PLEASE ATTACH A PROPERTY SURVEY COPY LOCATING EXTERIOR CONSTRUCTION PROJECTS
- ATTACH PAINT / COLOR SAMPLES, PLANS, PHOTOS AS NEEDED TO DESCRIBE MODIFICATION
- ALL NECESSARY GOVERNMENTAL PERMITS REQUIRED ARE A CONDITION OF APPROVAL

DESCRIBE THE ADDITION, CHANGE OR INSTALLATION TO BE REVIEWED BY THE ARCHITECTURAL REVIEW BOARD:

☐ SWIMMING POOL ☐ LANDSCAPING ☐ FENCE \_\_\_\_\_  
☒ SCREENING PLEASE INCLUDE DETAIL AND PHOTO

☐ EXTERIOR COLORS BASE \_\_\_\_\_ TRIM \_\_\_\_\_ GARAGE/DOORS \_\_\_\_\_  
ATTACH SAMPLE COLORS

☒ OTHER \_\_\_\_\_

PLEASE DESCRIBE 5' WIDE RAMP OF PROPERTY + 12' ADDS EXISTING SCREEN FOR  
ADDITIONAL DECK SPACE - SEE DRAWING.

OWNER SIGNATURE

## FOR USE BY ARCHITECTURAL REVIEW BOARD

DATE RECEIVED \_\_\_\_\_ DATE TO ARB \_\_\_\_\_ DATE TO HOMEOWNER \_\_\_\_\_

THE ARB'S DECISION ON THE PLANS SUBMITTED IS AS FOLLOWS, SUPPORTING DOCUMENTATION MAY BE ATTACHED TO THIS FORM:

☐ APPROVED

☐ PLANS INCOMPLETE, INFORMATION REQUESTED \_\_\_\_\_

☒ APPROVED WITH THE FOLLOWING CONDITION ALL permits & VARIANCE APPROVED BY COUNTY

☐ REJECTED. REASON \_\_\_\_\_

PLEASE RESUBMIT PLANS TO THE ARB WITH FOURTEEN (14) DAYS OF RECEIPT OF THIS NOTICE.  
WORK MAY NOT COMMENCE UNTIL THE ARB HAS RENDERED A WRITTEN APPROVAL.  
THANK YOU FOR YOUR COOPERATION

BY:

[Signature]  
SILVER LAKE HOMEOWNERS ASSOCIATION INC.  
ARCHITECTURAL REVIEW BOARD

DATE: 6-14-07

## **SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER**

On September 24, 2007 Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG LOT 158 SILVER LAKES E AT THE CROSSINGS U 3 PB 35 PGS 67 & 68

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

### **FINDINGS OF FACT**

**Property Owner:** Dave Klovstav & Marsha Taylor-Klovstav  
851 Shriver Circle  
Lake Mary FL 32746

**Project Name:** Shriver Circle (851)

**Requested Development Approval:**

Request for a rear yard setback variance from 10 feet to 5 feet for a proposed spa addition to existing pool in PUD (Planned Unit Development).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Denny Gibbs, Senior Planner  
1101 East First Street  
Sanford, Florida 32771

**Order****NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
  1. The variance granted will apply only to the spa addition to existing pool as depicted on the attached site plan.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.



**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Dori L. DeBord  
Planning & Development Director

**STATE OF FLORIDA     )**  
**COUNTY OF SEMINOLE   )**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires: